

**Brentwood Planning Board  
Minutes –September 3, 2015**

Members Present:     Bruce Stevens, Chairman     Kevin Johnston, Vice-Chair  
                               Steve Hamilton                             Mark Kennedy  
                               Jane Byrne, BOS Rep             Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00 pm.

**New Hearing: Amendment to a previously approved site plan: David and Debra Flagg – tax map 216.036**

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Kennedy, 2<sup>nd</sup> by Byrne to accept the application: all were in favor.

Dave Flagg was present (there were no abutters present). Flagg said he had previous approvals for this addition to be built on the west side, and he now wants to put it on the north side, and increase the size from a 40 x 50 to a 40 x 60. The previously approved plan was used for tonight's hearing, and Greenwood's comments were that, if approved, there would need to be an affidavit written and recorded, to be attached to the earlier approval. There will be no changes in elevation, and no drainage changes. Flagg said that the oil tanks shown are no longer on the site. The comments from SFC Engineering was that a 20 foot gravel fire lane is needed, and Flagg said there is about 26 feet. Flagg said this will be a steel frame, steel truss building. Stevens said he does not feel that elevation, drainage etc, need to be added since none of that has changed, and Greenwood will prepare an affidavit for recording. Stevens feels that any future development may require a revised plan.

Motion made by Hamilton, 2<sup>nd</sup> by Johnston to approve the plan for 120 days, contingent upon the following:

1. Affidavit state that the fuel and oil tanks have been removed
2. The size of the addition to be on the affidavit
3. Note that the elevations are not changing.
4. Any further development will require an updated plan.

Greenwood will prepare the affidavit and Stevens said Greenwood may add appropriate notes to the affidavit as necessary, which will be recorded at the registry.

The motion carried by unanimous vote. Flagg thanked the Board for their time this evening.

**New Hearing: Lot Line Adjustment: Todd Bradsher – tax map 212, lots 036 and 040.**

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Johnston, 2<sup>nd</sup> by Byrne to accept the application: all were in favor.

There is about 5 acres to be transferred from 212 Lot 40 to Lot 36. Both lots meet the minimum requirements for residential lots, and the adjusted acreage does not include parcels D or E, that are shown on the plans as "claimed by Bradsher". Greenwood's only comment is that the utility pole shown as a boundary marker should be replaced with a granite or concrete marker as required by our regulations. Members reviewed town engineer Cummings comments and felt parcels D and E are not part of the Lot Line Adjustment.

Motion made by Byrne, 2<sup>nd</sup> by Kennedy to approve the Lot Line Adjustment for 120 days, contingent upon replacing the utility pole with a granite bound, as indicated by Greenwood's note all were in favor. Bradsher thanked the Board.

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St. Hilaire told members that M & T Holdings have asked to come to the October 15 meeting to provide an update on their compliance issues. Greenwood arrived at this time.

**Continued Hearing: Amendment to a Previously Approved Site Plan: Sig Sauer – tax map 202 lot 7, & map 203 lots 18, 19**

Joe Coronati of Jones and Beach Engineers and Adam Painchaud and Jennifer Tuttle of Sig Sauer Academy were present for tonight's discussion. There were several abutters present.

Coronati said they met with the CC, who held a site walk, and that revised plans showed the building to be 88 feet by 205 feet, they extended the gravel access ways as requested by the FD. Plans show plantings on the downhill side of the detention pond and stone drip edge along the southern roof line of the building. They provided a letter that responded to the comment letters from Greenwood, Cummings and Cricenti (on file).

Painchaud said the purpose of this structure is to keep students dry and snow free during the winter months at this semi-enclosed range. He said they will continue to shoot outside when it is nice out. He said this is a 50 yard shooting range with a bullet containment trap at the end that runs from the floor to ceiling. Painchaud said they are shooting out there now and will continue, year round, and this structure will help keep them out of the elements in bad weather. The opposite end may have a sliding door to keep out the wind. He said with the trees and shelter with the two sides, it will be quieter.

Stevens asked why it can't be an indoor range, and Painchaud said that because this is a "lead" range, the ventilation alone is 2 million dollars, and total cost of an enclosed building would be about 6 million dollars, and they are not going to do that.

They have responded to all the previous written comments from town engineer Steve Cummings, the Brentwood Fire Department, and Fire Suppression Consultant Nick Cricenti. Greenwood said the only outstanding issue is Greenwood's comment regarding noise compliance. Stevens said this is an important part of the approval, and Painchaud said absolutely. Stevens said it is time to engage a qualified sound expert. Painchaud said they will not do a study or pay for it. He said there are too many variables. Greenwood asked for Painchaud to take a sound meter and take a reading from where they want to shoot, and give the PB the readings and their best guess of what is going to happen with the buildings. He said that Painchaud has said in the past that sound is affected by the elevation of the atmosphere, which can make it louder, and asked why a roof can't accentuate the sound and shoot it out the side at a magnification rate that is offensive to the people who live there. After much discussion, Painchaud agreed to look into qualified companies that do this and Greenwood will provide him with a list of contacts. Painchaud used the Inverse Square Law to show the decrease in decibels by the distance.

Motion made by Stevens, 2<sup>nd</sup> by Byrne to continue this hearing to September 17<sup>th</sup> at 7:00 pm: all were in favor.

Danna Truslow was present to update the PB on the work being done for review and update of the Shoreland, Wetland and Aquifer ordinances and discussed Shoreland Resources and Protection, the co-occurrence of aquifer, wetland and shoreland resources. There were several Conservation Commission members present for this discussion.

Members were given a copy of the current Wetland Protection Ordinance that included her recommended changes, and members were asked to review and have any recommendations for the next meeting, and Truslow will send a PDF of the PREP report, to be distributed among the members. Truslow is scheduled to come to the September 17 PB meeting. Stevens thanked her for the work presented this evening.

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Motion made by Kennedy, 2<sup>nd</sup> by Byrne to approve the August 20 minutes: the motion carried with Johnston abstaining as he was not present.

Motion made by Johnston, 2<sup>nd</sup> by Byrne to adjourn at 9:30: all were in favor.

Respectfully submitted,

Kathy St. Hilaire  
Administrative Assistant  
Brentwood Planning Board